



FREEHOLD

Guide Price £220,000



17 HAZEL ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9HF

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LARGE GARDENS
- VIEWS TO REAR
- LARGE DOWNSTAIRS LIVING SPACE
- UTILITY ROOM
- OIL FIRED CENTRAL HEATING
- POPULAR VILLAGE LOCATION

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**A SPACIOUS FOUR BEDROOM MID TERRACED HOUSE WITH LARGE GARDENS
AND IN A POPULAR VILLAGE LOCATION.**

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to hall.

Lounge: 19' 0" x 11' 0" (5.79m x 3.35m),
Radiator, fireplace, windows to front & rear.

Kitchen: 11' 8" x 19' 0" (3.55m x 5.79m), Fitted at wall and base level with high gloss contemporary style units, sink unit, induction hob, double oven, radiator, windows to front and rear, built-in cupboard, inset solid fuel stove, open plan to -

Dining Room: 10' 5" x 8' 2" (3.17m x 2.49m),
Patio door to rear, radiator.



Utility Room: 8' 3" x 8' 0" (2.51m x 2.44m),
Radiator, gas boiler for central heating and domestic hot water.

First floor stairs to -

Landing: Window, radiator.

Bedroom One: 11' 0" x 11' 0" (3.35m x 3.35m), Built in wardrobe, window to front, radiator.



Bedroom Two: 12' 5" x 8' 4" (3.78m x 2.54m),
Window to front, radiator.

Bedroom Three: 9' 6" x 9' 1" (2.89m x 2.77m),
Window to front, radiator.

Bedroom Four: 7' 8" x 7' 3" (2.34m x 2.21m),
Radiator, window to rear, built in wardrobe.

Bathroom: 14' 4" x 6' 2" (4.37m x 1.88m),
Shower cubicle, panelled bath, W.C.,
windows, sink unit, tiled splash backs, towel rail
radiator.

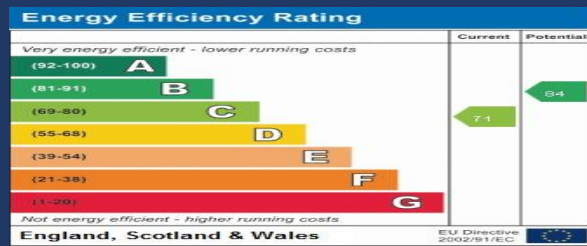
Outside: The rear garden is a good size and
has a patio area, lawn and sheds. To the front
there is a gravelled area and oil tank.

Services: Mains water and electricity, oil
heating. The services where applicable have
not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982